

**TUSAYAN PLANNING AND ZONING COMMISSION**  
PURSUANT TO A.R.S. 38-431.02 & 38-431.03  
WEDNESDAY, April 18, 2017 at 6:00 pm  
TUSAYAN TOWN HALL  
845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION MEETING SUMMARIZED MINUTES**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair Gossard called the meeting to order at 6:30 pm and the Pledge of Allegiance was recited.

**2. ROLL CALL**

Upon roll call, the following were present:

**CHAIR ROBERT GOSSARD**  
**VICE CHAIR JANET ROSENER**  
**COMMISSIONER CLAYANN COOK** – arrived at 6:48pm  
**COMMISSIONER ANAVON HARRIS**  
**COMMISSIONER BETH HEARNE** – excused

Also present were:

Eric Duthie, Town Manager  
Lawrence Tomasello, Town Planning  
Melissa Drake, Town Clerk

**3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

None

**4. CEREMONIAL AND/OR INFORMATIONAL MATTERS**

None

**5. CONSENT AGENDA**

**Approval of the Minutes of the Meeting held on 3/6/17**

Vice Chair Rosener noted that the start time listed in the minutes was incorrect. She stated that it should be corrected to 1:01pm.

Vice Chair Rosener made a motion to approve the Consent Agenda as corrected. Commissioner Harris seconded the motion and it passed on unanimous vote.

## **6. PUBLIC HEARINGS**

- A. Zone Amendment No. 2017-01: to consider establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to requirements of the Federal Aviation Administration**

Manager Duthie noted that a letter was received today from Grand Canyon National Park with concerns regarding

Clarinda Vail spoke on behalf of Red Feather Properties and the Thurston Trust opposing this change. She read a letter from their attorney, Carolyn Oberholtzer, outlining negative issues relating to an increased height limit in Town. She handed out the letter with a drawing depicting the possible change. She also spoke personally opposing the change, opposing the possibility of unlimited height in a Conditional Use Permit, and asked why the Town is proposing it.

Alicyn Gitlin, representing the Grand Canyon Chapter of the Sierra Club, spoke to the Commission opposing the height limit change. She stated that this change would be irrevocable. Ms. Gitlin stated that the Sierra Club opposition is based on the change creating increased light pollution and increased water needs.

**Commissioner Cook arrived at 6:48pm.**

Clarinda Vail stated that the Town should look at the FAA's "crash maps" of the area before making a decision.

- B. Conditional Use Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D**

There were no public comments.

## **7. ACTION ITEMS**

- A. Consideration, discussion, and possible approval of Resolution No. 2017-01; a resolution of the Planning and Zoning Commission of the Town of Tusayan recommending that the Town Council amend Ordinance no. 2012-04 (Zoning Ordinance) of the Town Code by approving Zone Amendment No. 2017-01, establishing a maximum height limitation in the G, AR, RR, RS-6,000, RS-10,000, RS-18,000, RS-36,000, RM-10/A, RM-20/A, CN-2/A, CG-10,000, CH-10,000, MP-20,000, M-1-10,000, M-2-6,000, MHP, PRD, PC, and RMH, zone districts in the Town to a height of 65 feet, provided that said height limit may be exceeded upon approval of a conditional use permit, and provided that any such height limit be subject to requirements of the Federal Aviation Administration**

Chair Gossard asked Alicyn Gitlin at what height a light on a building in Tusayan would be visible in Grand Canyon National Park. Ms. Gitlin stated that the Sierra Club nor the National Park has been able to determine that number yet but there are some structures at the airport which are visible from the North Rim.

Chair Gossard asked how parking would be increased to accommodate and increased capacity. He also stated that this would impact the charm of our Town and he still wishes to be able to see trees over buildings in Town. The Commission discussed this topic.

Manager Duthie stated that this item came to the Commission at the request of Stilo Development. There was no agreement or promise for approval, only that it would be placed on an agenda for the Commission and the Town Council. Town Planner Lawrence Tomasello listed a recommendation for approval in his Staff Report as a standard since the change is possible.

Mr. Tomasello further explained the Zone Amendment process and this particular amendment. He and Manager Duthie discussed this item with the Commission.

Manager Duthie stated that Tusayan Fire Chief Greg Brush stated that their truck has a 75-foot aerial ladder at its vertical position so the reachable height would be determined by how close the truck can park to the building.

Mr. Tomasello stated that all zoning requirements, including parking requirements, would still be applicable so a taller building may be required to have underground parking.

The Commission reviewed each Zone in the Town Zoning Ordinance and made the following changes:

- Multiple Family Zones changed to 65 feet
- CG-10000 and CH-10000 changed to 65 feet
- PC changed to 65 feet

Commissioner Cook made a motion to approve the Resolution as amended. Vice Chair Rosener seconded the motion and it passed on a vote of 3 to 1 with Commissioner Harris voting "Nay."

- B. Consideration, discussion, and possible approval of Resolution No. 2017-02; a resolution of the Planning and Zoning Commission of the Town of Tusayan approving Conditional Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D**

Planner Tomasello reviewed the Conditional Use Permit as issued previously by Coconino County, prior to the incorporation of the Town. He stated that he recommended approval with the 9 conditions outlined in the staff report.

John Marriott from COMMNET spoke to the Commission. He stated that AT&T and T-Mobile phone services use the tower in question.

Manager Duthie stated that a member of the Town Council requested that new towers (not this one) be required to have a more aesthetic design.

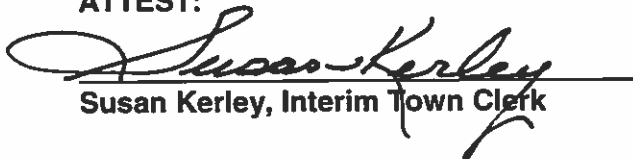
Commissioner Cook made a motion to approve Resolution No. 2017-02, ; a resolution of the Planning and Zoning Commission of the Town of Tusayan approving Conditional Permit No. 2017-01; a request to continue the existing location of the COMMNET Four Corners, LLC wireless communication tower and appurtenant uses generally located on a 0.15 acre portion of a 29 acre parcel west of Highway 64, and west of the Grand Canyon Squire Inn along the north boundary of the Grand Canyon Airport and further identified as Assessor's Parcel No. 502-17-023D. Commissioner Harris seconded the motion and it passed on unanimous vote.

Manager Duthie stated that the next meeting will be May 16, 2017

#### **8. MOTION TO ADJOURN**

Commissioner Cook made a motion to adjourn at 8:15 pm. Commissioner Harris seconded the motion and it passed unanimously.

**ATTEST:**

  
Susan Kerley, Interim Town Clerk

  
Robert Gossard, Chair

10-11-2017  
Date

**CERTIFICATION**

State of Arizona     )  
                                  ) ss.  
Coconino County     )



I, Susan Kerley, do hereby certify that I am the Interim Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on April 18, 2017. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 17<sup>th</sup> day of October, 2017

  
Susan Kerley, Interim Town Clerk